



Property Inspection Report

Prepared for: Bob Client
10/24/2019

123 Somewhere Street
Yourtown, US 12345

Inspected by:
John Inspector
Your Company Name Here



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

- 1. Vegetation:** Trees, Shrubs - Keep plantings trimmed away from foundation and roof areas

Exterior

- 2. 1st Floor Exterior Surface Type:** Brick veneer - Some damaged bricks, Recommend sealing brick with penetration sealer products



- 3. 2nd Floor Exterior Surface Type:** Vinyl siding - Damaged front shutter, Chalking noted due to age, One panel needs to be repositioned at rear elevation



- 4. Trim:** Aluminum - Chalking noted due to age, Loose nails in areas
- 5. Soffits:** Vinyl - Loose/sagging at front porch
- 6. Patio Door:** Vinyl sliding - Resecure loose handle hardware, Screen damage noted
- 7. Windows:** Vinyl insulated - Reseal caulking at window perimeters at brick window openings



- 8. Hose Bibs:** Gate - Properly secure fixture(s) to exterior wall with fasteners

Roof

- 9. Gutters:** Aluminum - Loose nails, Sagging gutters at front and rear

Roof (Continued)

Gutters: (continued)



10. **Leader/Extension:** Splash blocks - **Splash block(s) not properly installed**



Garage

- 11. **Attached Garage Walls:** Drywall - **Hole(s) noted in walls**
- 12. **Attached Garage Floor/Foundation:** Poured concrete - **Minor floor cracks noted-seal cracks**
- 13. **Attached Garage Electrical:** 110 VAC - **Fluorescent lighting missing covers and lenses**

Electrical

- 14. **120 VAC Branch Circuits:** Copper and aluminum - **Evaluation by a licensed electrician is recommended, See aluminum wiring notes below**
- 15. **Aluminum Wiring:** Present at several circuits - **Aluminum branch wiring has had a history of problems relating to poor connections due to galvanic corrosion, dissimilar metals, brittle conductors and type of aluminum alloy used during the time period of 1965 through 1972. These problems create unsatisfactory conditions at connections and splice locations and therefore create potential fire hazards. Recommend wiring update for aluminum wiring by a licensed electrician, Circuits are recommended to be upgraded with special compression type connectors at splices and branch circuits to reduce the potential risks of aluminum branch wiring.(Cop-Alum Crimp System)**



Marginal Summary (Continued)

Attic

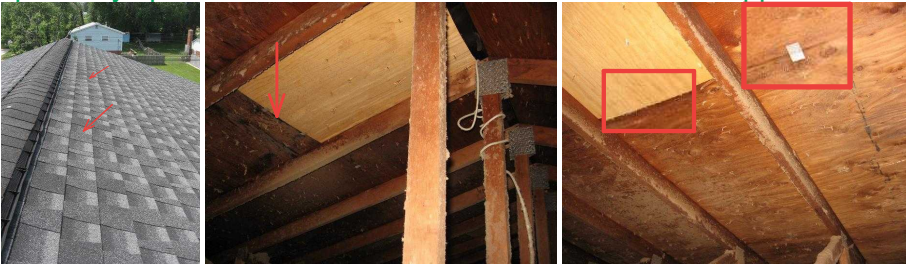
16. **Attached Garage Attic Roof Framing:** 2x3/4 Truss - Wood blocking components missing at chimney perimeter



17. **Attached Garage Attic Sheathing:** Plywood - Water stains and slight damage present, Areas of sheathing have been repaired



18. **Main Attic Sheathing:** Plywood - Poor repair at 2 areas near ridge at rear slope - No H clips installed and repair only spanned one truss - Recommend additional support be installed



Structure

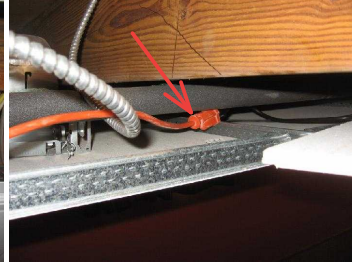
19. **Joists/Trusses:** 2x10 - Areas not visible due to ceiling finishes or other obstructions, Framing joist near fireplace chimney shows evidence of previous termite infestation - No repairs required, Seal penetration as required



Marginal Summary (Continued)

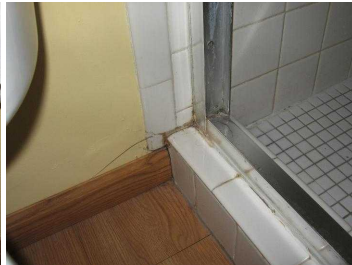
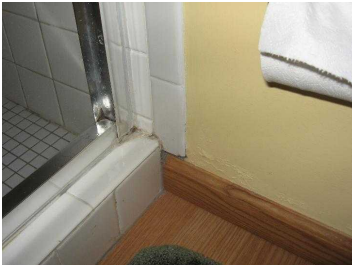
Basement

- 20. Main Basement Floor: Carpet - Carpet stains noted
- 21. Main Basement Electrical: 110 VAC - Loose junction boxes, missing and mis-sized covers, extension cord wiring to projector



Bathroom

- 22. Master Bathroom Floor: Laminated flooring - Gapping noted in planks
- 23. Master Bathroom Shower/Surround: Ceramic tile - Leaking at corner of door frame



- 24. 2nd Floor Hall Bathroom Closet: Large - Alignment needed at closet doors
- 25. 2nd Floor Hall Bathroom Floor: Laminated flooring - Gapping noted in planks
- 26. 1st Floor Hall Half Bathroom Floor: Ceramic tile - Cracked tile noted



Kitchen

- 27. 1st Floor Kitchen Dishwasher: Maytag - Properly secure the dishwasher discharge hose so that it creates a "high loop" above the basin drain to minimize food or water backup under dishwasher



- 28. 1st Floor Kitchen Sink: Stainless Steel - Chipping at drain

Marginal Summary (Continued)

Living Space

29. 1st Floor Living Space Closet: Various - Missing door glides at bypass closet door in Foyer



30. 1st Floor Living Space Floor: Ceramic tile, Carpet, Hardwood - Worn wood finish in Family room



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Porch: Concrete** - Settling away from foundation with surface cracks noted



Garage

2. **Attached Garage Service Doors: Wood** - Wood rot at bottom of door and frame



Heating System

3. **Basement Heating System Humidifier: General** - Inoperative - Requires service/replacement

Plumbing

4. **Drain Pipes: Cast iron, Copper** - Pitting cast iron drain piping stack - replace affected sections where required



Bathroom

5. **2nd Floor Hall Bathroom Faucets/Traps: Delta fixtures with a metal trap** - Leaking shower head, Loose trim rings

Bathroom (Continued)

Faucets/Traps: (continued)



Kitchen

6. 1st Floor Kitchen Windows: Vinyl Insulated - Insulated glass unit seal failure





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Introduction

Thank you for taking the time to review this sample inspection report created using Palm-Tech Home Inspection Software!

This report is just one sample of how the reports can look with the program. You have a ton of options available that you can change as desired to get the report to look how you want. You can also customize all the lines and sections in the report. This means you can remove information you don't need, add in new items, change the order of everything and reword each line/section to match your preferred setup.

Many inspectors also include sections for items such as: Inspection Agreement, Standards of Practice, Invoice, Letter to the Client, etc. These can all be easily added in as well.

Here is a list of some of the more popular options available to change:

- Add your logo
- Choose the colors you want to use
- Pick the report style that you prefer
- Choose the fonts you like best
- Include a table of contents
- Decide if you want pictures in the body, summary, or both
- Include line numbering
- Pick how you want ratings to appear (if you want them to appear at all!)
- Decide if you want summaries, what fonts to use in them and if you want them numbered
- Choose the order that sections appear in your report
- Choose if you want all lines to print or only lines that have been filled out
- Lots of options to customize headers
- Lots of options to customize your cover pages
- And more!

If you have questions about how the reports look and what you can change send us an email at info@palm-tech.com or give us a call at (888)736-2462.



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Somewhere Street
City Yourtown **State** US **Zip** 12345
Contact Name Sam Goodagent
Phone 123-555-1234
Email sam@goodagents.com

Client Information

Client Name Bob Client
Client Address 1234 Client Drive
City Somewhere **State** OH **Zip** 12345
Phone 123-555-2345
Email bob@clients.com

Inspection Company

Inspector Name John Inspector
Company Name Your Company Name Here
Address 1234 Company Lane
City Somewhere **State** US **Zip** 12345
Phone 111-222-3333
Email info@yourinspectioncompany.com

Conditions

Others Present Buyer's Agent and Buyer **Property Occupied** Occupied
Estimated Age 30 **Entrance Faces** East
Inspection Date 10/24/2019
Electric On Yes
Gas/Oil On Yes
Water On Yes
Weather Partly cloudy **Soil Conditions** Dry
Water Source City **How Verified** Multiple Listing Service
Sewage Disposal City **How Verified** Multiple Listing Service

Lots and Grounds

This is the disclaimer section. Each category has a disclaimer section. In this section you can include any relevant text for the category. Common uses for this area include: standards of practice, what the inspector does/does not inspect, general information that the client may find helpful, etc.

There is no limit to the amount of information that is included in the section. It can be a few words or a few pages worth of information. You can also change the color and the font of the text.

1. Acceptable
2. Acceptable
3. Defective

Driveway: Concrete

Walks: Concrete

Porch: Concrete - Settling away from foundation with surface cracks noted



4. Acceptable
5. Acceptable
6. Marginal
7. Acceptable
8. Acceptable
9. Acceptable

Patio: Asphalt pavers

Grading: Moderate slope

Vegetation: Trees, Shrubs - Keep plantings trimmed away from foundation and roof areas

Window Wells: Drain present

Retaining Walls: Stone

Fences: Vinyl

Exterior

1st Floor Exterior Surface

1. Marginal

Type: Brick veneer - Some damaged bricks, Recommend sealing brick with penetration sealer products



2nd Floor Exterior Surface

2. Marginal

Type: Vinyl siding - Damaged front shutter, Chalking noted due to age, One panel needs to be repositioned at rear elevation



3. Marginal

Trim: Aluminum - Chalking noted due to age, Loose nails in areas

Exterior (Continued)

- 4. Acceptable
- 5. Marginal
- 6. Acceptable
- 7. Acceptable
- 8. Marginal
- 9. Marginal

Fascia: Aluminum

Soffits: Vinyl - Loose/sagging at front porch

Door Bell: Hard wired

Entry Doors: Wood

Patio Door: Vinyl sliding - Resecure loose handle hardware, Screen damage noted

Windows: Vinyl insulated - Reseal caulking at window perimeters at brick window openings



- 10. Acceptable
- 11. Acceptable
- 12. Acceptable
- 13. Acceptable
- 14. Marginal
- 15. Acceptable

Window Screens: Metal

Basement Windows: Vinyl casement

Exterior Lighting: Surface mount

Exterior Electric Outlets: 110 VAC GFCI

Hose Bibs: Gate - Properly secure fixture(s) to exterior wall with fasteners

Gas Meter: Exterior surface mount at side of home - Rust present, Keep bushes and shrubs away from meter



- 16. Acceptable

Main Gas Valve: Located at gas meter

Roof

Main Roof Surface

- 1. Method of Inspection: On roof



- 2. Acceptable
- 3. Acceptable
- 4. Type: Gable
- 5. Approximate Age: 5
- 6. Acceptable
- 7. Acceptable
- 8. Acceptable

Unable to Inspect: 0%

Material: Fiberglass shingle

Flashing: Metal

Plumbing Vents: Copper

Electrical Mast: Underground utilities

Roof (Continued)

9. Marginal

Gutters: Aluminum - Loose nails, Sagging gutters at front and rear



10. Acceptable

Downspouts: Aluminum

11. Marginal

Leader/Extension: Splash blocks - Splash block(s) not properly installed



Right side Chimney

12. Acceptable

Chimney: Brick

13. Not Inspected

Flue/Flue Cap: Clay tile - Weather cap obstructed view of flue



14. Acceptable

Chimney Flashing: Galvanized

Garage

Attached Garage

1. **Type of Structure:** Attached **Car Spaces:** 2

2. Acceptable

Garage Doors: Insulated aluminum

3. Acceptable

Door Operation: Mechanized

4. Acceptable

Door Opener: Overhead Door

5. Acceptable

Exterior Surface: Brick veneer

6. Acceptable

Roof: Asphalt shingle

7. Acceptable

Roof Structure: 2x6 Rafter

8. Defective

Service Doors: Wood - Wood rot at bottom of door and frame

Garage (Continued)

Service Doors: (continued)



- 9. Acceptable
- 10. Marginal
- 11. Marginal
- 12. Acceptable
- 13. Marginal
- 14. Not Present
- 15. Acceptable
- 16. Acceptable
- 17. Acceptable

Ceiling: Drywall

Walls: Drywall - **Hole(s) noted in walls**

Floor/Foundation: Poured concrete - **Minor floor cracks noted-seal cracks**

Hose Bibs: Gate

Electrical: 110 VAC - **Fluorescent lighting missing covers and lenses**

Smoke Detector:

Windows: Vinyl Insulated

Gutters: Aluminum

Downspouts: Aluminum

Electrical

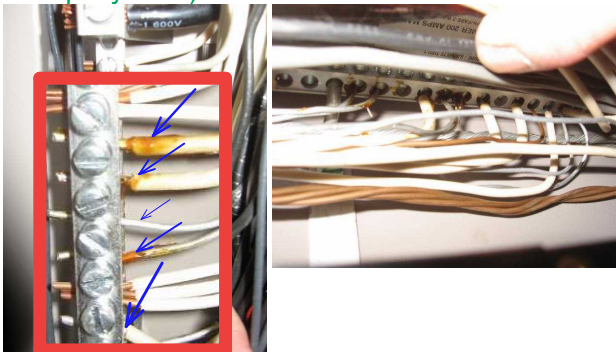
1. **Service Size Amps:** 200 **Volts:** 120/240 VAC

2. Acceptable **Service:** Aluminum

3. Marginal **120 VAC Branch Circuits:** Copper and aluminum - **Evaluation by a licensed electrician is recommended, See aluminum wiring notes below**

4. Acceptable **240 VAC Branch Circuits:** Copper

5. Marginal **Aluminum Wiring:** Present at several circuits - **Aluminum branch wiring has had a history of problems relating to poor connections due to galvanic corrosion, dissimilar metals, brittle conductors and type of aluminum alloy used during the time period of 1965 through 1972. These problems create unsatisfactory conditions at connections and splice locations and therefore create potential fire hazards. Recommend wiring update for aluminum wiring by a licensed electrician, Circuits are recommended to be upgraded with special compression type connectors at splices and branch circuits to reduce the potential risks of aluminum branch wiring.(Cop-Alum Crimp System)**



6. Acceptable **Conductor Type:** Romex, Non-metallic sheathed cable

7. Acceptable **Ground:** Plumbing and rod in ground

8. Acceptable **Smoke Detectors:** Hard wired with battery back up and light

Basement Electric Panel

Electrical (Continued)

9. Acceptable **Manufacturer:** Cutler-Hammer



10. **Maximum Capacity:** 200 Amps
11. Acceptable **Main Breaker Size:** 200 Amps
12. Acceptable **Breakers:** Copper
13. Acceptable **AFCI:** 110 volt
14. Acceptable **GFCI:** Present
15. **Is the panel bonded?** Yes

Attic

Attached Garage Attic

1. **Method of Inspection:** In the attic
2. Acceptable **Unable to Inspect:** 15% - Safety and footing
3. Marginal **Roof Framing:** 2x3/4 Truss - Wood blocking components missing at chimney perimeter



4. Marginal **Sheathing:** Plywood - Water stains and slight damage present, Areas of sheathing have been repaired

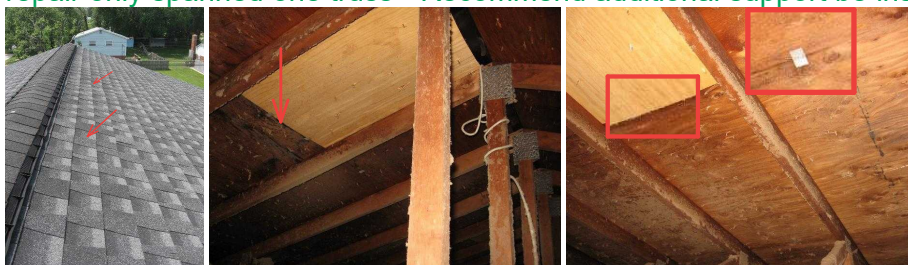


5. Acceptable **Ventilation:** Ridge and soffit vents
6. Acceptable **Insulation:** Fiberglass loose fill
7. Acceptable **Insulation Depth:** 4"
8. Acceptable **Wiring/Lighting:** 110 VAC

Attic (Continued)

Main Attic

- 9. Method of Inspection:** In the attic
- 10. Acceptable** **Unable to Inspect:** 10% - Safety and footing
- 11. Acceptable** **Roof Framing:** 2x3/4 Truss
- 12. Marginal** **Sheathing:** Plywood - Poor repair at 2 areas near ridge at rear slope - No H clips installed and repair only spanned one truss - Recommend additional support be installed



- 13. Acceptable** **Ventilation:** Gable vent(s), Ridge vent(s)
- 14. Acceptable** **Insulation:** Fiberglass loose fill
- 15. Acceptable** **Insulation Depth:** 6"

Structure

- 1. Acceptable** **Structure Type:** Wood frame
- 2. Acceptable** **Foundation:** Poured concrete
- 3. Acceptable** **Differential Movement:** Slight settlement present - Minor settlement at front porch, Cracks will require monitoring
- 4. Acceptable** **Beams:** Steel I-Beam
- 5. Acceptable** **Bearing Walls:** Wood frame
- 6. Marginal** **Joists/Trusses:** 2x10 - Areas not visible due to ceiling finishes or other obstructions, Framing joist near fireplace chimney shows evidence of previous termite infestation - No repairs required, Seal penetration as required



- 7. Acceptable** **Piers/Posts:** Steel posts
- 8. Acceptable** **Stairs/Handrails:** Wood stairs with wood handrails
- 9. Acceptable** **Subfloor:** Plywood

Basement

Main Basement

1. Acceptable

Unable to Inspect: 0%



2. Acceptable

Ceiling: Suspended Acoustical System - Evidence of past water staining

3. Acceptable

Walls: Drywall

4. Marginal

Floor: Carpet - **Carpet stains noted**

5. Acceptable

Floor Drain: Surface drain

6. Acceptable

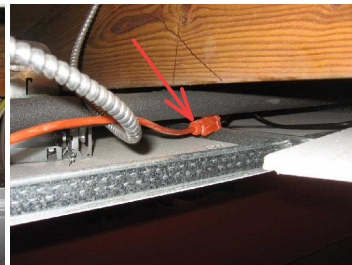
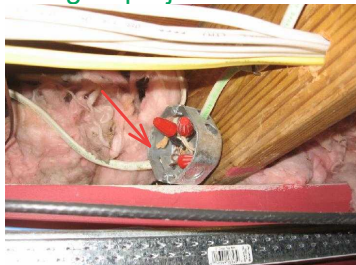
Doors: Hollow wood

7. Acceptable

Windows: Vinyl casement

8. Marginal

Electrical: 110 VAC - **Loose junction boxes, missing and mis-sized covers, extension cord wiring to projector**



9. Acceptable

HVAC Source: Air exchange ventilation

10. Acceptable

Insulation: Fiberglass insulation at rim joist areas

11. Acceptable

Ventilation: Windows

12. Acceptable

Sump Pump: Submerged

13. Acceptable

Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

Main AC System

1. Acceptable

A/C System Operation: Appears serviceable

2. Acceptable

Condensate Removal: Plastic tubing

3. Acceptable

Exterior Unit: Pad mounted



4. **Manufacturer:** Rheem

5. **Area Served:** Whole house **Approximate Age:** 7

6. **Fuel Type:** 110 VAC **Temperature Differential:** 16 degrees

7. **Type:** Central A/C **Capacity:** 3 Ton

Air Conditioning (Continued)

- | | |
|----------------|--|
| 8. Acceptable | Visible Coil: Copper core with aluminum fins |
| 9. Acceptable | Refrigerant Lines: Serviceable condition |
| 10. Acceptable | Electrical Disconnect: Breaker disconnect |
| 11. Acceptable | Exposed Ductwork: Metal |
| 12. Acceptable | Blower Fan/Filters: Direct drive with electronic filter |
| 13. Acceptable | Thermostats: Single Zone |

Heating System

Basement Heating System

- | | |
|---------------|---|
| 1. Acceptable | Heating System Operation: Appears functional |
|---------------|---|



- | | |
|-------------------------|---|
| 2. Manufacturer: | Ducane |
| 3. Type: | Forced air |
| Capacity: | 100,000 BTUHR |
| 4. Area Served: | Whole house |
| Approximate Age: | 6 |
| 5. Fuel Type: | Natural gas |
| 6. Acceptable | Heat Exchanger: 5 Burner |
| 7. Unable to Inspect: | 20% |
| 8. Acceptable | Blower Fan/Filter: Direct drive with electronic filter |
| 9. Acceptable | Distribution: Metal duct |
| 10. Acceptable | Draft Control: Automatic |
| 11. Acceptable | Flue Pipe: Double wall |
| 12. Acceptable | Controls: Limit switch |
| 13. Defective | Humidifier: General - Inoperative - Requires service/replacement |
| 14. Acceptable | Thermostats: Single Zone |
| 15. Suspected Asbestos: | No |

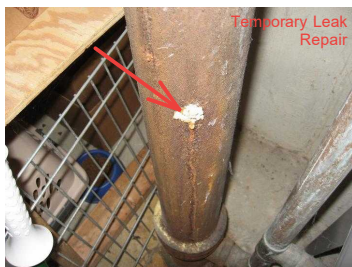
Fireplace/Wood Stove

Family Room Fireplace

1. Acceptable **Fireplace Construction:** Masonry
2. **Type:** Wood burning
3. Acceptable **Fireplace Insert:** Standard
4. Acceptable **Smoke Chamber:** Brick
5. Acceptable **Flue:** Clay tile
6. Acceptable **Damper:** Metal
7. Acceptable **Hearth:** Raised

Plumbing

1. Acceptable **Service Line:** Copper
2. Acceptable **Main Water Shutoff:** Basement
3. Acceptable **Water Lines:** Copper
4. Defective **Drain Pipes:** Cast iron, Copper - **Pitting cast iron drain piping stack - replace affected sections where required**



5. Acceptable **Service Caps:** Accessible
6. Acceptable **Vent Pipes:** Copper
7. Acceptable **Gas Service Lines:** Black Iron

Utility Room Water Heater

8. Acceptable **Water Heater Operation:** Functional at time of inspection
9. **Manufacturer:** Ruud
10. **Type:** Natural gas **Capacity:** 40 Gal.
11. **Approximate Age:** 9 **Area Served:** Whole house
12. Acceptable **Flue Pipe:** Single wall metal
13. Acceptable **TPRV and Drain Tube:** Brass/Copper

Bathroom

Master Bathroom

1. Acceptable
2. Acceptable
3. Marginal
4. Acceptable
5. Acceptable
6. Acceptable
7. Acceptable
8. Acceptable
9. Acceptable
10. Marginal

Ceiling: Drywall

Walls: Drywall

Floor: Laminated flooring - Gapping noted in planks

Doors: Hollow wood

Windows: Vinyl Insulated

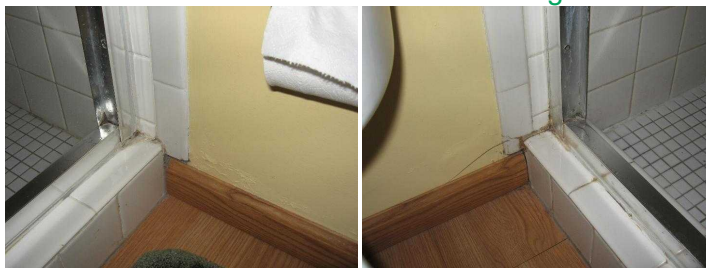
Electrical: GFCI

Counter/Cabinet: Wood

Sink/Basin: One piece sink/counter top

Faucets/Traps: Delta

Shower/Surround: Ceramic tile - Leaking at corner of door frame



11. Acceptable
12. Acceptable
13. Acceptable

Toilets: Porcelain

HVAC Source: Air exchange ventilation

Ventilation: Window

2nd Floor Hall Bathroom

14. Marginal
15. Acceptable
16. Acceptable
17. Marginal
18. Acceptable
19. Acceptable
20. Acceptable
21. Acceptable
22. Acceptable
23. Defective

Closet: Large - Alignment needed at closet doors

Ceiling: Drywall

Walls: Drywall

Floor: Laminated flooring - Gapping noted in planks

Doors: Hollow wood

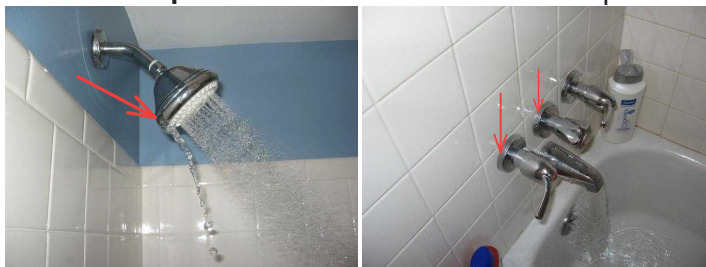
Windows: Vinyl Insulated

Electrical: GFCI

Counter/Cabinet: Wood

Sink/Basin: One piece sink/counter top

Faucets/Traps: Delta fixtures with a metal trap - Leaking shower head, Loose trim rings



24. Acceptable
25. Acceptable
26. Acceptable
27. Acceptable

Tub/Surround: Porcelain tub and ceramic tile surround

Toilets: Porcelain

HVAC Source: Air exchange ventilation

Ventilation: Window

1st Floor Hall Half Bathroom

28. Acceptable
29. Acceptable

Ceiling: Drywall

Walls: Drywall

Bathroom (Continued)

30. Marginal

Floor: Ceramic tile - Cracked tile noted



31. Acceptable

Doors: Solid wood

32. Acceptable

Windows: Vinyl Insulated

33. Acceptable

Electrical: GFCI

34. Acceptable

Counter/Cabinet: Laminate and wood

35. Acceptable

Sink/Basin: One piece sink/counter top

36. Acceptable

Faucets/Traps: Delta fixtures with a metal trap

37. Acceptable

Toilets: Porcelain

38. Acceptable

HVAC Source: Air exchange ventilation

39. Acceptable

Ventilation: Window

Bedroom

2nd Floor Master Bedroom

1. Acceptable

Closet: Walk In and Large

2. Acceptable

Ceiling: Drywall

3. Acceptable

Walls: Drywall

4. Acceptable

Floor: Carpet

5. Acceptable

Doors: Solid wood

6. Acceptable

Windows: Vinyl Insulated

7. Acceptable

Electrical: 110 VAC

8. Acceptable

HVAC Source: Air exchange ventilation

9. Acceptable

Smoke Detector: Hard wired with battery back up and light

Middle Bedroom

10. Acceptable

Closet: Large

11. Acceptable

Ceiling: Drywall

12. Acceptable

Walls: Drywall

13. Acceptable

Floor: Carpet

14. Acceptable

Doors: Hollow wood

15. Acceptable

Windows: Vinyl Insulated

16. Acceptable

Electrical: 110 VAC

17. Acceptable

HVAC Source: Air exchange ventilation

18. Acceptable

Smoke Detector: Hard wired with battery back up and light in 2nd floor hallway

Southeast Bedroom

19. Acceptable

Closet: Large

20. Acceptable

Ceiling: Drywall

21. Acceptable

Walls: Drywall

22. Acceptable

Floor: Carpet

23. Acceptable

Doors: Solid wood

24. Acceptable

Windows: Vinyl Insulated

25. Acceptable

Electrical: 110 VAC

Bedroom (Continued)

- 26. Acceptable **HVAC Source:** Air exchange ventilation
- 27. Acceptable **Smoke Detector:** Hard wired with battery back up and light in 2nd floor hallway
- Southwest Bedroom**
- 28. Acceptable **Closet:** Large
- 29. Acceptable **Ceiling:** Drywall
- 30. Acceptable **Walls:** Drywall
- 31. Acceptable **Floor:** Hardwood
- 32. Acceptable **Doors:** Hollow wood
- 33. Acceptable **Windows:** Vinyl Insulated
- 34. Acceptable **Electrical:** 110 VAC
- 35. Acceptable **HVAC Source:** Air exchange ventilation
- 36. Acceptable **Smoke Detector:** Hard wired with battery back up and light in 2nd floor hallway

Kitchen

1st Floor Kitchen

- 1. Acceptable **Cooking Appliances:** Frigidaire
- 2. Acceptable **Disposal:** General Electric
- 3. Marginal **Dishwasher:** Maytag - Properly secure the dishwasher discharge hose so that it creates a "high loop" above the basin drain to minimize food or water backup under dishwasher



- 4. Air Gap Present? No
- 5. Acceptable **Refrigerator:** Amana
- 6. Acceptable **Microwave:** General Electric
- 7. Marginal **Sink:** Stainless Steel - Chipping at drain
- 8. Acceptable **Electrical:** 110 VAC GFCI
- 9. Acceptable **Plumbing/Fixtures:** Stainless Steel
- 10. Acceptable **Counter Tops:** Solid Surface
- 11. Acceptable **Cabinets:** Wood - Loose cabinet door hinges
- 12. Acceptable **Pantry:** Large
- 13. Acceptable **Ceiling:** Drywall
- 14. Acceptable **Walls:** Drywall
- 15. Acceptable **Floor:** Ceramic tile
- 16. Acceptable **Doors:** Hollow wood
- 17. Defective **Windows:** Vinyl Insulated - Insulated glass unit seal failure



Kitchen (Continued)

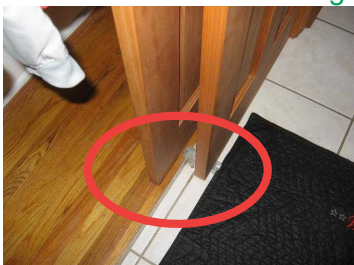
18. Acceptable **HVAC Source:** Air exchange ventilation

Living Space

1st Floor Living Space

1. Marginal

Closet: Various - Missing door glides at bypass closet door in Foyer



2. Acceptable

Ceiling: Drywall

3. Acceptable

Walls: Drywall

4. Marginal

Floor: Ceramic tile, Carpet, Hardwood - Worn wood finish in Family room



5. Acceptable

Doors: Solid wood

6. Acceptable

Windows: Vinyl Insulated

7. Acceptable

Electrical: 110 VAC - Replace missing dimmer switch in Dining room



8. Acceptable

HVAC Source: Air exchange ventilation

9. Acceptable

Smoke Detector: Hard wired with battery back up and light



Laundry Room/Area

Basement Laundry Room/Area

- | | |
|----------------|--|
| 1. Acceptable | Ceiling: Exposed framing |
| 2. Acceptable | Walls: Concrete |
| 3. Acceptable | Floor: Poured |
| 4. Acceptable | Doors: Hollow wood |
| 5. Acceptable | Electrical: 110 VAC |
| 6. Acceptable | Smoke Detector: Hard wired with battery back up and light |
| 7. Acceptable | HVAC Source: Air exchange ventilation |
| 8. Acceptable | Laundry Tub: Concrete |
| 9. Acceptable | Laundry Tub Drain: Copper |
| 10. Acceptable | Washer Hose Bib: Gate valves |
| 11. Acceptable | Washer and Dryer Electrical: 120/240 VAC |
| 12. Acceptable | Dryer Vent: Metal flex |
| 13. Acceptable | Washer Drain: Drains to laundry tub |
| 14. Acceptable | Floor Drain: Surface drain |